

**CHARBONNEAU GREEN MARCH 2025 BOARD MEETING MINUTES
MARCH 19, 2025 - 3:00 p.m. – CCC Activity Center, Lewis Room**

Board Members Attending: Paul Osborn, Larry Shadle, Carole Burnside, Richard Frey, Tere Bippes

Minutes:

February minutes have been submitted and approved and will be posted to our HOA website by the end of the week.

Treasurer's Report - Richard Frey:

- U.S. Bank C.D. earned \$10,109 and will mature 5/02/25.
- Our Total Reserves are \$241,449. Total Liabilities & Equity through February 28, 2025, are \$267,663.
- Paint contract payment \$34,000 is due by April 25.

Architecture/Landscape Committee Report - Larry Shadle:

- Diana Bowman updated us on our paint project and has continued to provide excellent communication. Please review her emails.
- All new paint colors including the fence color (11 in all!) will be stocked and available in the pool house for touch-ups.
- Larry gave an extensive recap of several Landscape and Architectural projects recently completed and upcoming. Conversion to rock vs. bark dust will continue with homeowner requests.
- Paul made an Architecture requested to add/remove windows from his building. Larry made a motion to approve and Dick seconded the motion and it passed.
 - Larry Walker is working with Grove Tree Care to trim up our complex. Japanese Maples will also be trimmed.

Pool - Kenton Wolfe:

- The pool is closed. Kenton is maintaining a winter maintenance schedule.

Emergency Preparedness - Sandy Batte:

- Sandy shared and displayed a list of recommended emergency equipment items to purchase to prepare for a power outage.

Welcome Committee - Nan Moon:

- Nan and Shirley welcomed our new neighbor on Cypress Point, Tina Coats. They have an informational packet that they present to all new owners that outline our HOA's rules and regulations along with helpful information about Charbonneau.

Unfinished Business - Paul Osborn:

- The Corporate Transparency Act is still on hold.

New Business:

- Paul mentioned that the board is preparing for the Election of Board Members at our annual meeting in May
- Tere proposed that we hire a pressure washer company to clean the moss on our curbs, mailbox areas and guest parking areas. We will research and discuss costs at a later date.

Our next CG Board Meeting will be held in person at the CCC Activity Center, Lewis Room, at 3:00 p.m. on April 16, 2025.

Respectively Submitted,

Tere Bippes

On behalf of the Charbonneau Green Board